

ty and the tenant was a Mr. Sheckles who has been there a number of years. Quite a few of the minor repairs Mr. Sheckles has done himself. He was paying \$60.00 a month at that time. That is a 2-story brick row house built right in a row with others. In fact, there is a little frame house beside of it but there is no open space between the houses. Sometime ago the rear of that lot was sold off but actually there^{is} only about 6 or 7 ft. in the back yard and there is no entrance to that from the rear. There is no entrance to the back yard except out the back kitchen door walking along the side. That property has 6 rooms with bath, oil heat. Of course, the tenant was furnishing the oil and everything. That was appraised at \$8,000..

Q In what state of repair - what state of repair was it in at the time you appraised it?

A At the time we appraised it the tenant had practically discontinued doing any of the work himself because of the condition Mrs. Anders being in the estate. It is the type of property you spend an awful lot of money on. The basement floor was propped up where the termites had gotten into the base logs in the past several years. Just a little small basement ~~and~~ dirt basement there. The floors themselves are in good condition. Of course, the walls were papered. However, I was in the house recently and since that time the tenant has painted the woodwork and painted the walls and everything. In fact, his wife was painting when we were in there but that has nothing to do with the appraisal. But if you looked at it now it is in^a different condition than at the time we appraised it. Because it was the understanding that he was purchasing it for \$8,000.. It is not a desirable rental property by any means although Mr. Sheckles has stayed there. Apparently, he was very friendly with Mr. Anders and Mrs. Anders. He just stayed there with the understanding that he was going to buy the property. You wouldn't get a first class tenant if he moved out and you would have to spend money to really fix it up. You wouldn't get a first class tenant now but whatever you spend on it I don't believe you would have a good investment there.

Q Approximately, how much would you have to spend to keep it renting at \$60.00 a month?

A Of course, you could get a tenant who would move in and rent it